

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

MAY 6, 1993

The regular meeting of the Manistee City Planning Commission was held on Thursday, May 6, 1993 at 7:00 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:05 P.M. by Chairman Roger Yoder.

**MEMBERS PRESENT:** R. Bauman, R. Bruchan, R. Franckowiak, J. Lakos, K. Thompson, R. Yoder

**MEMBERS ABSENT:** J. Carter, D. Johnson, A. Slawinski

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Terry Beier (Harbor Village)

**PUBLIC HEARING:** None

### SITE PLAN REVIEWS:

**Perry Oil Company- Gas Island Canopy at River & Cypress Streets**

Rose presented site plan. Following review and discussion it was moved by Bauman, supported by Lakos to approve the site plan as presented. MOTION CARRIED.

**Harbor Village-**

Terry Beier made the presentation for a temporary fish cleaning station and a temporary viewing tower.

Fish cleaning station is required by plan agreement with the city by June 1st. The proposed location will temporary until the development of the marina basin is completed. Following discussion, it was moved by Thompson, supported by Franckowiak, to approve the site plan for a temporary fish cleaning station at the Harbor Village development. MOTION CARRIED.

A temporary viewing tower is being proposed to allow prospective condominium purchasers in the Village Inn, sometimes referred to as the hotel, an opportunity to see what would be seen from the third level of the building, when built. Once the first building of the complex is built, the tower would be removed. Following discussion, it was moved by Bauman, supported by Lakos, to approve the site plan with a condition that the structure will be removed within twelve (12) months. MOTION CARRIED.

**Rotary Gazebo-**

Rose and Thompson made the presentation for an open air gazebo (24' wide by 21' high) which is proposed to be constructed at Rocket Slide Park at First Street Beach. Following discussion, it was moved by Franckowiak, supported by Bruchan, to approve the site plan, subject to Parks Commission approval with a recommendation that public input be sought. MOTION CARRIED. (Thompson abstained)

**QUESTIONS & CONCERNS:** None

**CONSIDERATION OF MATTERS:** None

### MINUTES

It was moved by Franckowiak, supported by Bruchan, that the minutes of 04/01/93 be approved. MOTION CARRIED.

**MASTER PLAN AMENDMENTS:** Tabled

#### **SIGN ORDINANCE**

A work/study session is scheduled for later in meeting.

#### **HISTORIC OVERLAY DISTRICT ORDINANCE**

Thompson gave a report.

#### **CITY UPDATE**

Rose reported on the following:

1. Maple Street Bridge: Project should be schedule and work is progressing.
2. Riverbank Erosion: Problems are occurring on the South bank in addition to the problems on the North bank.
3. Veterans Drive: Has been roughed out from US31 to Washington Street.

#### **D.D.A.**

Brief report and discussion.

#### **ZONING BOARD OF APPEALS**

No report.

#### **SITE PLAN REVIEW & HISTORICAL OVERLAY COMMITTEE**

A report was given by Thompson and Rose.

#### **12th STREET EXTENSION**

A report was given by Yoder. It appears that a majority of the adjoining property owners who were at a special meeting, are in favor of the extension.

#### **JOINT CITY REVIEW/ORDINANCE COMMITTEE**

No report.

#### **DUFFY PARK - LAND ACQUISITION**

Joan Wallace, through her attorney, offered for sale a parcel of land north of the new Monroe Street extension and joins the existing Duffy Park north of Monroe. Following discussion it was moved by Lakos, supported by Franckowiak, to recommend that the City Council take action to acquire the offered parcel of land as an addition to Duffy Park north of Monroe Street.  
**MOTION CARRIED.**

#### **CITY PARKS - PROTECTION & PRESERVATION**

The city has received expressed concerns from citizens in regards to protection and preservation of the City's parks. As a result, the City Parks Commission and City Staff has looked into matter of surveying, monumenting and steps to be taken for the preservation and protection of the existing parks. The Parks Commission recommended that all current parks receive formal park designation and receive City Charter protection. Such protection would require an affirmative vote by the electorate of the City before any such designated land could be sold or leased. The City Manager provided a written overview of the status of each park in relation to its status from within existing ordinances and the City Charter. It was decided to address each park which currently does not have Charter protection on an individual basis:  
**SZYMAREK & DOUGLAS PARKS:**

Following discussion, it was moved by Bruchan, supported by Thompson, to recommend that both Szymarek and Douglas Parks be surveyed, monumented and receive Charter protection. **MOTION CARRIED.**

#### **MEMORIAL PARK:**

Following discussion, it was moved by Thompson, supported by Lakos, to recommend that Memorial Park be surveyed, monumented and receive Charter protection. **MOTION CARRIED.**

**CITY PARKS - PROTECTION & PRESERVATION (continued)**

**DUFFY PARK - NORTH OF MONROE STREET**

Following discussion, it was moved by Bauman, supported by Bruchan, that Duffy Park - North of Monroe Street, including the Wallace property, if acquired as recommended previously, be surveyed, monumented and receive Charter protection. MOTION CARRIED.

**DUFFY PARK - SOUTH OF MONROE STREET**

Following discussion, it was moved by Thompson, supported by Lakos, that Duffy Park - South of Monroe Street, be surveyed, monumented and preserved as a park by ordinance, but NOT receive Charter protection. MOTION CARRIED.

**COAST GUARD PARK**

Following discussion, it was moved by Bruchan, supported by Thompson, that Coast Guard Park NOT receive Charter protection, but that it be preserved as a park by ordinance, but without survey or monumenting. MOTION CARRIED.

**ARTHUR STREET BOAT LAUNCHING RAMP & MUNICIPAL MARINA**

Following discussion, it was moved by Franckowiak, supported by Bauman, that both the Arthur Street Boat Launching Ramp and the Municipal Marina receive Charter protection with lease provisions, but without surveying and monumentation. MOTION CARRIED.

**RIVERWALK PROPERTIES**

Following discussion, it was moved by Bauman, supported by Franckowiak, that those portions of Riverwalk properties owned by the City receive Charter protection with lease provisions. MOTION CARRIED.

**OTHER CITY OWNED PROPERTY**

Discussion followed on Councilman Shales' suggestion that all other city owned properties be Charter protected. It was felt that further study on this question be tabled until such time as we receive a specific request from the City Council.

**SIGN ORDINANCE WORK SESSION**

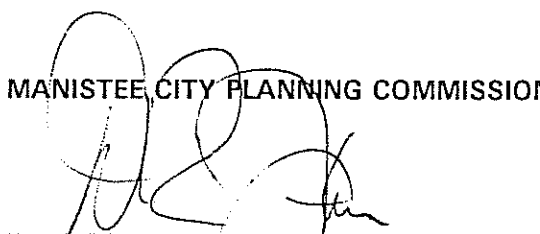
Due to hour, the scheduled work session was not held, but was rescheduled for Tuesday, May 18th from 11:00 a.m. to 1:00 p.m. in the conference room.

**ADJOURNMENT**

There being no further business, it was moved by Franckowiak, supported by Lakos, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 10:15 p.m.

**MANISTEE CITY PLANNING COMMISSION**



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Denis R. Johnson, Secretary  
(as condensed from a tape recording of the meeting)